



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT "____"

CITY OF AUSTIN
(PERMANENT USE AREA)

February 21, 2011

LEGAL DESCRIPTION

DESCRIPTION OF A 0.055 ACRE (2,382 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 42, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING A PORTION OF THE FOLLOWING TRACTS OF LAND: 1) A PORTION OF LOT 11 OF THE ANNEX TO RIVER VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 301, PAGE 149, DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED DATED FEBRUARY 19, 1975, RECORDED IN VOLUME 5132, PAGE 957, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND 2) A PORTION OF LOT 10 OF SAID ANNEX TO RIVER VIEW ADDITION, CONVEYED TO THE CITY OF AUSTIN IN A WARRANTY DEED DATED APRIL 11, 1968, RECORDED IN VOLUME 3455, PAGE 2299, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.055 ACRE (2,382 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83/Harn, U.S. Feet) values of N=10,064,931.40, E=3,123,302.65, in the south right-of-way line of Canterbury Street, a 60-foot wide right-of-way, and in the north line of Lot 11 of said Annex to River View Addition, for the northwest corner of this tract, from which a ½-inch diameter iron pipe found at the common north corner of Lot 4 and Lot 5 of said Annex to River View Addition, and in the said south right-of-way line of Canterbury Street, bears N 69°34'58" W, with the said south right-of-way line, at a distance of 204.50 feet pass a ½-inch diameter iron pipe found at the common north corner of Lot 6 and Lot 7 of said Annex to River View Addition, continuing in all a distance of 303.15 feet;

THENCE, S 69°34'58" E, with the said south right-of-way line of Canterbury Street and the north line of said Lot 11 a distance of 15.00 feet, to a 60d nail set for the northeast corner of this tract;

THENCE, crossing through the interior of said Lot 11 and Lot 10, the following five (5) courses:

- 1) S 20°25'02" W, a distance of 119.82 feet to a "X" chiseled in concrete for the southeast corner;
- 2) N 89°54'46" W, a distance of 49.41 feet to a 60d nail set for the southwest corner of this tract;
- 3) N 00°05'14" E, a distance of 15.00 feet to a 60d nail set for a corner;
- 4) S 89°54'46" E, a distance of 38.98 feet to a 60d nail set for an interior corner;
- 5) N 20°25'02" E, a distance of 109.38 feet to the **POINT OF BEGINNING** and containing 0.055 acre (2,382 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/Harn). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.


THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 21st day of February, 2011, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

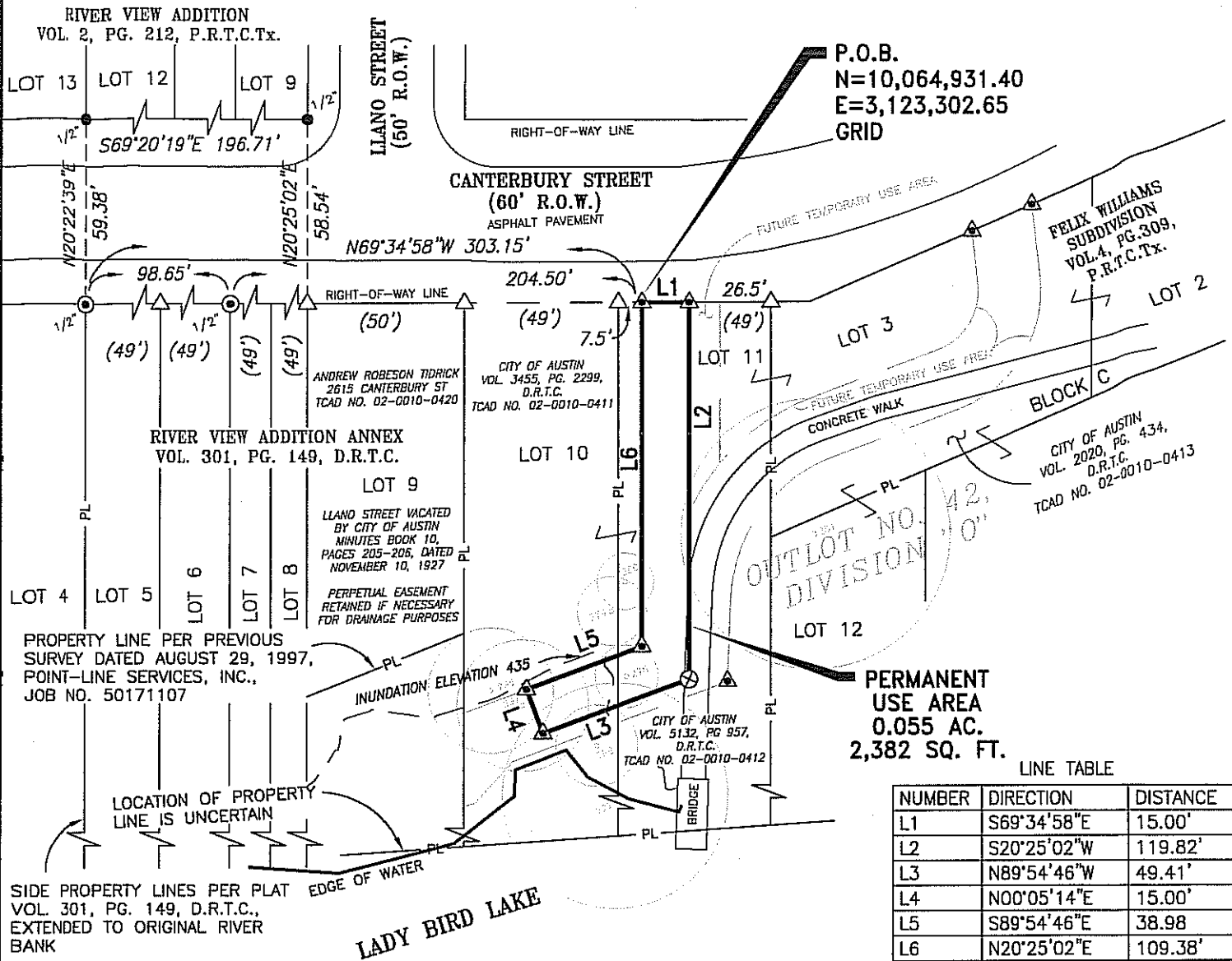
MAPSCO 2009 615H
Austin Grid No. K-21
TCAD PARCEL ID NOs. 02-0010-0411, 02-0010-0412
MACIAS & ASSOCIATES, L.P., PROJECT NO. 365-20-10

FIELD NOTES REVIEWED

By:  Date 2/22/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



NUMBER	DIRECTION	DISTANCE
L1	S69°34'58"E	15.00'
L2	S20°25'02"W	119.82'
L3	N89°54'46"W	49.41'
L4	N00°05'14"E	15.00'
L5	S89°54'46"E	38.98
L6	N20°25'02"E	109.38'

LEGEND

- | | |
|----------------|--|
| ● | 1/2" IRON ROD FOUND |
| ◎ | 1/2" IRON PIPE FOUND |
| ⊗ | X CHISELED IN CONCRETE |
| ⚓ | 60D NAIL SET |
| △ | CALCULATED POINT |
| — PL — | PROPERTY LINE |
| BK., VOL., PG. | BOOK, VOLUME, PAGE |
| T.C.A.D. | TRAVIS COUNTY APPRAISAL DISTRICT |
| P.R.T.C.Tx. | PLAT RECORDS OF TRAVIS COUNTY, TEXAS |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| () | RECORD INFORMATION |

BEARING BASIS:

ALL BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "EUD 267" HAVING COORDINATE VALUES OF N=10,061,555.69, E=3,118,841.62 . ALL DISTANCES SHOWN ARE SURFACE DISTANCES, COMBINED SCALE FACTOR = 1.00011.

STATE OF TEXAS }
COUNTY OF TRAVIS }

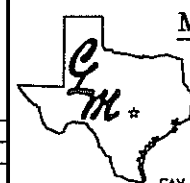
I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

Todd Blenda 2-21-2011

Todd Blenden Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 4 OF 4

DATE: 2-15-11
DRAWN BY: T.BLENDEN
MAI JOB NO.: 365-20-10
REFERENCE: F.B. 546, PG. 67



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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